

KARACHI MUNICIPALITY.

:O:

Extract from the Proceedings of the Managing Committee Meeting of the

Karachi Municipality held on the

25 AUG. 1928

Subject.

9 Submitted under the Chief Officer's endorsement dated 11th August 1928, application dated 4th August 1928, from Mr. Currimbhoy Ebrahim, Attorney to H. H. The Agakhan, requesting reconsideration for the reasons mentioned of Managing Committee's Resolution No. 496, dated 10th March 1928, requiring him to pay a fine equal to 3 years land rent for not completing the building on plot No. 101, K-4, Atmaram Pritamdas Road, Lyari Quarter, within the extension of building time granted to him.

RESOLUTION NO.

1483. Resolved unanimously that in modification of the Managing Committee's Resolution No. 496, dated 10th March 1928, the building to be considered as completed in time and the fees to be condoned.



1483 OF 192

9 Municipal Office,

Karachi, 30 8. 1928

MEMO :-

True extract forwarded to the

Land Manager
Architect for disposal with F.C.

Submitted with report that
a note of the above resolution
is made in the Extension Register
Papers may be filed now.

5/9

DOE

10/9

For Chief Officer,
Karachi Municipality.

P.S. Please give Confirmation
report.
11/9

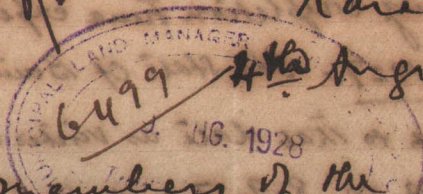
URGENT
W. Jain Chaudhary
19/8/28



KMR.CDD.LyQ.1926-1928.01

1352/8/8

Karachi



4th August 1928

The president & members of the
managing committee, Karachi Municipality
Karachi

Dear Sir

Ref- No 104KK

With reference to your letter from the Land
Manager & Architect ending with his no L.M.A. 900
of 1928 dated 23rd July 1928 I am sorry that owing to
my absence from Karachi for long time I could not send
reply earlier. The Land Manager has asked me for the
payment of Rs 20/- being three years land rent as fine
for extension of building time, but in fact the structure
was not by June 1927 only some petty work was left
undone, thus the building was not to be considered
as incomplete. A

From the past instances you will find
that several buildings which were considered complete
when even more petty works than those of above building
were not done within time & I fail to understand why
the Land Manager is hard in this case & it will
be fair & reasonable that the Municipality should not
charge me the above amount on account of my petty
work as it had been done in other cases.

Yours faithfully

Currimbhay Ebrahim

Attorney to H.H. The Aga Khan

C.O.

19/8/28

L. an. A
19/8 for report
with 22

22/8 attached
19/8

Submitted to the M.C with reference
to their Resolution No: 496 of 10/3/28.
The Building Completion Time expired
on 8-6-1927. The State of Building
Subsequently to that date as visited and found
by L.M.S.A on 8-9-27 & 10-10-27 ^{referred}
is given in L.M.S.A's memo No: 1541
of 9/2/28 attached herewith in its paper.

The Building came into occupation
and completed in January 1928 i.e nearly
7 months after the date of expiry of Building
Time. The work remains the same
was of a finishing touch nature.

R. S. Chaudhary

Officer

Karachi Municipality

11/8/28

L.M

6/10/28



From,

The Land Manager & Architect,
Karachi Municipality.

To,

H. H. Sir Agha Sultan Mohmed Shah Agha Khan,
per Seth Karim Ibrahim,
K A R A C H I.

Sir,

Final reminder
Re:- Building time in respect of plot no:-104, K-4,
Lyari quarter.

I have the honour to invite your attention to this office No.4573 dated 18th April 1928 and subsequent reminders and to request you to please remit Rs.201/- being the fee for further extension of building time so that further action be taken in the matter.

Please ^{kindly} note that if the amount is not received within a week, steps will be taken to resume possession of the plot in accordance with Rule 4A (3) of the Land Sale Rules.

I have the honour to be,

Sir,

Your most obedient servant.

G.L.B.

B.Sc., A.M.I.C.E.,
Land Manager & Architect.



7082

11/6/28

From,

The Land Manager & Architect,
Karachi Municipality.

To,

H. H. Sir Agha Sultan Mahomed Shah Agha Khan,
Per Seth Karim Ibrahim, Karachi.

Sir,

Re. Building time in respect of plot No. 104,
K-4 Lyari Quarter

I have the honour to invite your attention to this office No. 4573 dated 18th April 1928 and subsequent reminders and to request you to please remit Rs. 201/- being the fee for further extension of building time so that further action be taken in the matter.

Please note that if the amount is not received within a week, steps will be taken to resume possession of the plot in accordance with Rule 4A (3) of the Land Sale Rules.

I have the honour to be

Sir,

Your most obedient servant

see fair share
For necessary action
Me

9/6

B.Sc., A.M.I.C.E.,

Land Manager & Architect.

final reminder
to Me.

Submitted for order, the owner has not paid the fees in spite of set General reminders sent to his R.O.

17/7

18/7

Please send final reminder
19/7

18/7



6185

21st May 1928.

To,

H.H. Sir Agha Sultan,
Mohammad Shah Khan,
per Seth Karim Ebrahim,

K A R A C H I .

Sir,

Re. Building time in respect of plot No. 104.
K-4, Lyari Quarter.

I have the honour to invite your attention to this Office No. 4573 dated 18th April 1928 and to request you to please remit Rs 201/- being the fee for further extension of building time so that further action be taken in the matter.

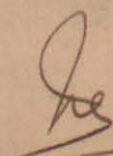
Please note that if the amount is not received within a week, steps will be taken to resume possession of the plot in accordance with Rule 4A(3) of the Land Sale Rules.

I have the honour to be,

Sir,

Your most obedient servant,

no financial
For necessary action
re


B.Sc., A.M. Inst. C.E.
Land Manager & Architect.

Submitted for orders,
extension fee is not received
as yet.
no 26/28 20
5/6

18/5-
26 Remains every fortnight
5/6



5558

8th May 1928.

From,

Land Manager & Architect,
Karachi Municipality,
K A R A C H I .

To,

H. H. Sir Agha Gultan Mahomâd Shah Agha Khan,
Per Seth Karim Ebrahim,
K A R A C H I .

Subject :- Re. Building time in respect of plot No.
104, K-4, Lyari Quarter.

Sir,

I have the honour to invite your attention to this Office No. 4573 dated 18th April 1928 and to request you to please remit Rs 201/- being the fees for further extension of building time so that further action be taken in the matter.

Please note that if the amount is not received within a week, steps will be taken to resume possession of the plots in accordance with the ^{rule} Municipal 4A (3) of the Land Sale Rules.

I have the honour to be,

Sir,

Your most obedient servant,

7/5

B.Sc., A.M.Inst. C.E.

Land Manager & Architect.

4573

18th April 1928

From,

The Land Manager & Architect,
Karachi Municipality.

To,

H. H. Sir Agha Sultan Mahomed Shah Agha Khan,
Per Seth Karim Ibrahim,
K a r a c h i.

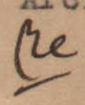
Sir,

I have the honour to invite your attention to this office No. 3534, dated 22nd March 1928, requesting you to remit the amount of Rs 201/-, being the fee equal to three years' land rent for further extension of building time upto January 1928, in respect of plot No. 101, K-4, Lyari Quarter, and to request an early compliance to the same.

I have the honour to be,

Sir,

Your most obedient servant,

17/4
B.Sc., A.M. Inst. C.E.,Land Manager & Architect.


See Januf.
For necessary action

re
V.G.K.
16.4.28.



3534

22nd March 1928

From,

The Land Manager & Architect,
Karachi Municipality.

To,

H.H. Sir Agha Sultan Md. Shah Agha Khan,
per Seth Karim Ibrahim,
K A R A C H I.

Sir,

I have the honour to inform you that the building time of 18 months and also extensions of 6 and 12 months granted under Rules 4A(1) and 4A(2) of the Land Sale Rules in respect of plot No. 101, K-4, Lyari Quarter expired on 8-6-1927 but building was not completed by the due date, ~~xxx~~ the same having been completed only in the month of January 1928 .

The matter was submitted to the Managing Committee and that body at their meeting held on 10th March 1928 passed the following Resolution:-

"The building to be treated as completed in January 1928 and one year's extension of building time to be allowed with the sanction of the Commissioner in Sind on payment of 3 years land rent as fine."

You are therefore requested to remit the amount of Rs 201/- being fee ^{equal to 3 years land rent} for further extension upto January 1928 so that the necessary sanction of the Commissioner in Sind be obtained.

I have the honour to be,
Sir,

Your most obedient servant,

hu Jaceal
For necessary action
he

RGD.

B. SC. A. M. INST. C. E.
LAND MANAGER & ARCHITECT
he

20/3



1000—0-2-28

KARACHI MUNICIPALITY.

 $\cdot\cdot\ddot{O}\cdot\cdot$

*Extract from the Proceedings of the Managing Committee Meeting of the
Karachi Municipality held on the 10th Decr 1928.*

Subject.

24 Submitted Memo No. 1541, dated 9th February 1928, from the Land Manager and Architect, reporting while the extension of building time granted in respect of plot No. 101, K-4, Lyari Quarter, expired on the 8th June 1927, the building on this plot was not completed until January 1928, and requesting orders in the matter.

RESOLUTION No.

Rev: J. A. J. 16/3

No.

$$\begin{array}{r} 496 \\ \hline 24 \end{array}$$

OF 192

Municipal Office,

Karachi,

16.3. 1922

MEMO:—

True extract forwarded to the

True extract forwarded to the Lead Managers
Auditee for disposal with the F.C.

67-0-0
67-0-0
67-0-0
201-0-0

For Chief Officer,
Karachi Municipality.

24



Heritage

KMR.CDD.LyQ.1926-1928.01

1000-24 11-27.

KARACHI MUNICIPALITY.

N. J. MODI.

B. Sc., (Engineering London.)

A. M. INST., C. E., L. C. E.

A. M. I. S. E., M. R. San. I.

Land Manager & Architect.

REFERENCE No. L. M. A.

1541

OF 1928.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 9/11 Feb. 1928.

MEMO :-

Undersigned has the honour to report to the Managing Committee that plot No. 101, K-4, Lyari Quarter was sold by public auction on 8-4-24 and the Commissioner in Sind's sanction to the same is dated 9-6-27.

The building time of 18 months in respect of the above plot expired on 8th December 1925 and the building having not been erected, extensions of 6 months and 12 months were granted under Rules 4A(1) & 4A(2) of the Land Sale Rules on payment of fine equal to one year and two years land rent respectively. This expired on 8-6-1927 but the building is only now completed viz. in January 1928.

Undersigned inspected the site twice and found the following requirements to ~~be~~ complete the building:-

On 8-9-27.

Ground floor flooring not made.
W.Cs. not provided with seats.
Plaster to first floor not done.
Rear open space not levelled.
Front compound wall not yet constructed.
Watta work on outside walls going on.
4 rows yet to be constructed.

On 10-10-27.

Flooring and drainage connections were required.

Orders of the Managing Committee are therefore requested as to how the intervening period between 8-6-1927 (date of expiry of two extensions granted) and January 1928 (date of completion of building) is to be treated.

N. J. Modi

8/2

B.Sc., A.M. Inst. C.E.,

Land Manager & Architect.

RGD.

*20 m.c.
107-2 Pinner*

me

BUILDING COMPLETION REPORT.

MUNICIPAL ENGINEER'S OFFICE,

Karachi, _____ 192

To

THE ENGINEER,

KARACHI MUNICIPALITY.

SIR,

I beg to report the building work on plot No. 101 Sheet K-4

1/2 Quarter owned by Mr. Vajir Rahim Masara

completed according to the plan approved by the Municipality. Orders are requested to file the correspondence.

Yours obediently,

M. J. Shah

Building Surveyor "C" Section,
Karachi Municipality.

N. L. S. 1111 of 1928.

Karachi, 26. 1. 1928.

Copy to the Assessor and Collector for information

25/1/28

B. SC., A. M. INST. C. E.,

Land Manager & Architect.

Karachi Municipality.

me 25/1

*P. return after
respatch me
26/1*

Submitted to the M.E. The building time of this plot expired on 31st June 1927.

Orders are requested as to the date when the building was completed so that the requisite entry be made in the Extension Register.

M. J. Shah

Please inquire from the Assessor & Collector as per your remarks of 15/1/28. Memo to the is necessary describing full facts & the work remaining to be done at the time early 31/1/28 my inspection.

Submitted - According to the A.C. record the building is occupied and completed on 1-1-1928 - Flooring of open yard is still to be made. The 2nd extension granted expires on 31/1/28

*received to
M.P. 2/2/28
M. J. Shah*



Below papers re: Building on Plot no: 101, K-4 dyau @
ending with d.m.A. report of 14/1/27 are submitted:-

In view of the d.m.A. endorsement of 14/1/27 further report
on the subject is necessary to the effect that the Building is
complete so that necessary entries be made in the Register for
"The Extension of Building Time." The date of completion can
be obtained from Assessment & Collection Office. This is urgent.

me
20/1

W/H 19/1/28

Submitted with the report that the building is completed
as the owner has deleted the rear portion of
the building (which has duly corrected on the plan).

Infoshah
20/1/28

Submitted complying Report
21/1/28

To please attach all completion form
reports.

Infoshah
23/1/



L.C.

Please put up Rs. 910/124
 Sir Agabhan's for the report is going to the
 which must be brought by the same is going to do the
 back 14/X rainy with a work

14/X

14/X



Heritage

KMR.CDD.LyQ.1926-1928.01

200-12-7-26.

KARACHI MUNICIPALITY

—:O:—

REFERENCE No. L. M. A.

OF 192

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, _____ 192

"URGENT."

MEMO:—

The Building Surveyor section A is informed that the building period of the undermentioned plots will expire on 8.6.1927 and he will please report if the buildings have since been completed in accordance with the approved plans.

101, 4-4 Lyari Qr.

This should be treated as urgent and report submitted within

3 days.

(4)

*gr. for this not made
W. is not present
Miss Seng
Plots to find block
in home, near station
not finished, fire corp. have
water contracts. Water works in district
Wally going on 4 rows get the contract*

*P. write to the
man for payment*

*de B
Please pick up dead register
is collecting permanently*

B. Sc. A. M. Inst., C. E.,
Land Manager & Architect.

6/9

1/11

8/5/27



B-5

Please note and return
for further disposal.

G.7

12/19/27.

G.7. Please attach to plan.

hp

12/19

L.C. for further disposal.

hp

3/11/28

submitted for order.

Lat. 5/4/27



Heritage

KMR.CDD.LyQ.1926-1928.01

Form No. 6—500—1-4-26.

No L. M. A.

6802 of 1926

MUNICIPAL OFFICE,

Karachi,

5/7/1926

MEMO:

Building Surveyor Section B is informed
that Mr. Karim Ibrahim for Nazim Rahman has been permitted
to build Buzana
his house
on plot No. 101 Street
K 4 Lyari Quarter, report should be made to the
undersigned when house is completed.

Inspected on 7.11.1926
Roe

Seen on 4.1.1927.
Roe

Inspector
Executive Engineer,
Karachi Municipality.

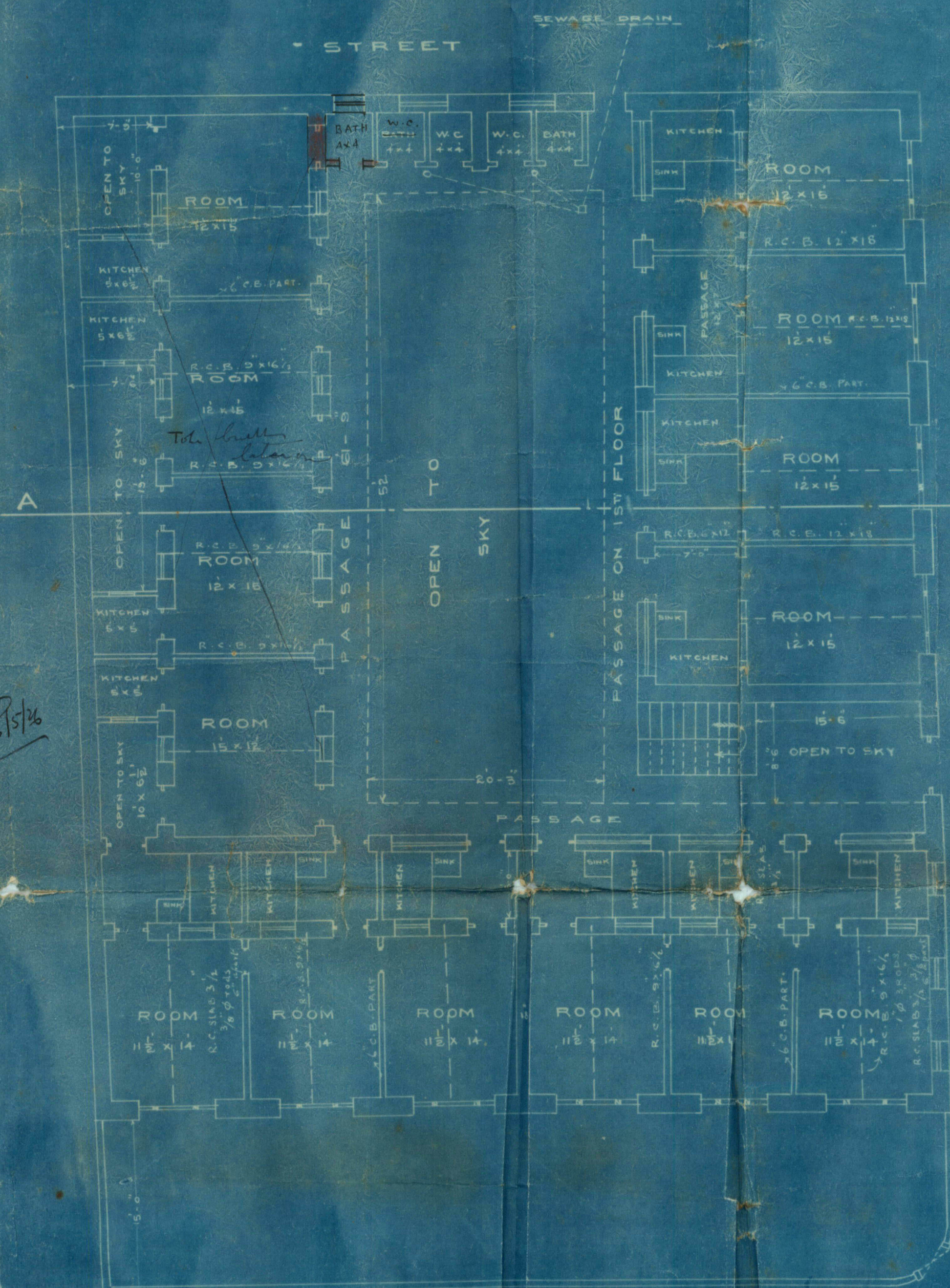
DE
177

Ch
up

PLAN OF PROPOSED BUILDING ON PLOT NO 101 K-4

— LARGE QUARTER —

— SCALE 8 FEET TO AN INCH —



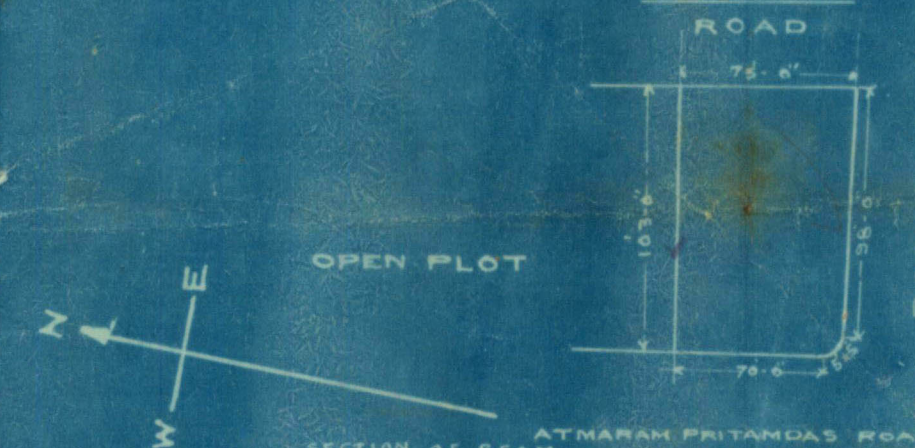
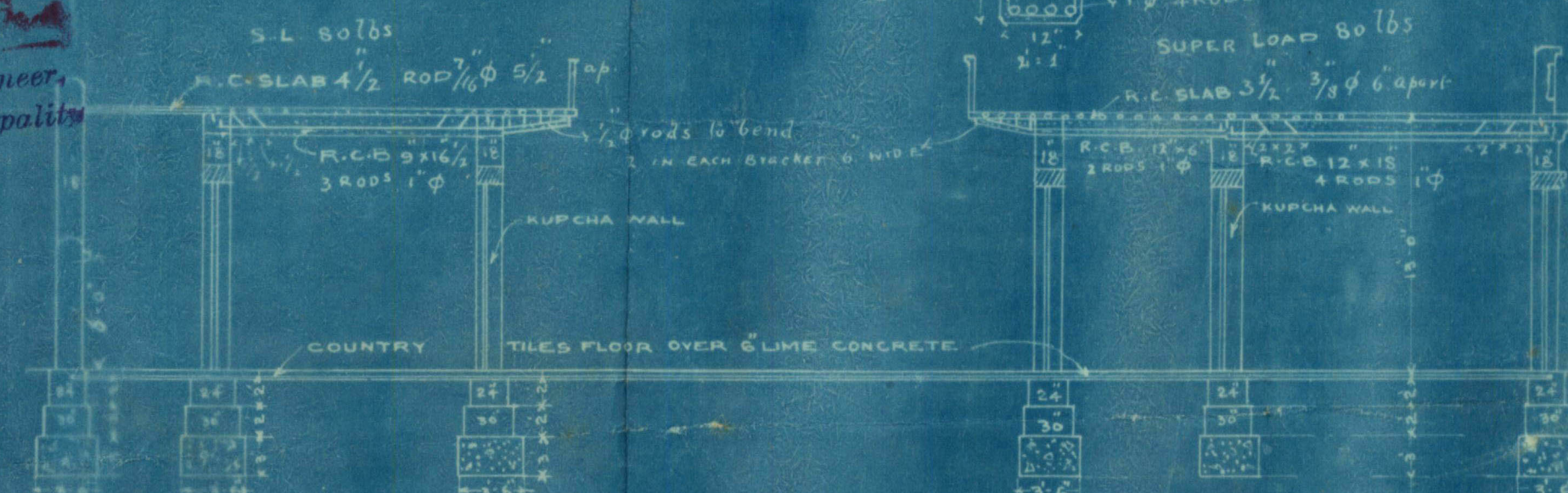
AREA OF PLOT 857 1/2
2/3RD TO BE BUILT OVER 571 1/2
PROPOSED TO BE BUILT OVER 570 1/2
(Including Passage)

APPROVED

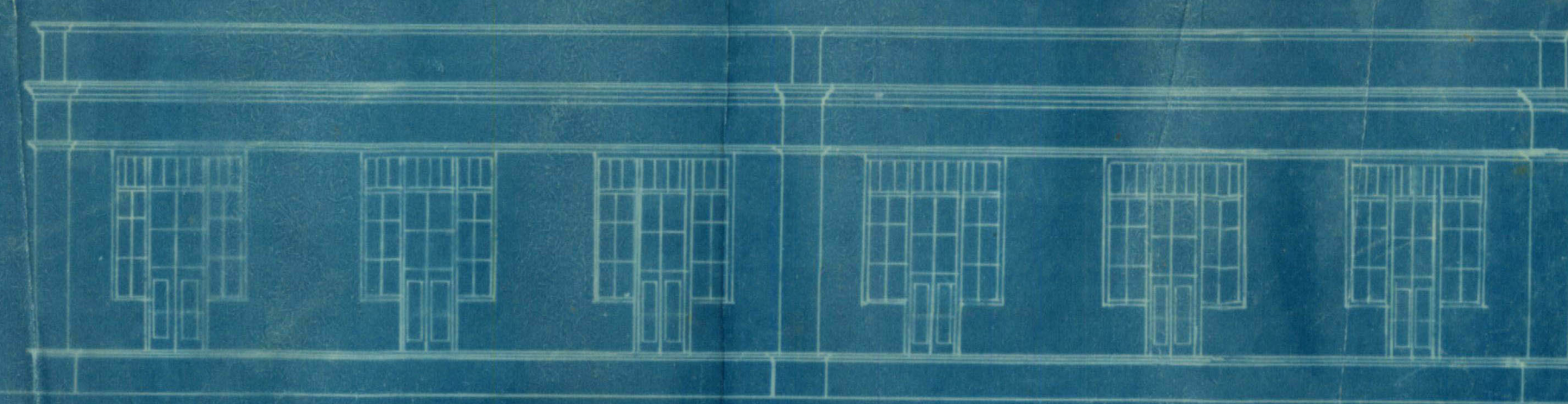
Executive Engineer,
Karachi Municipality

SITE PLAN

SCALE 80' = 1"



SECTION ON A.B.



FRONT ELEVATION

Curran & Graham
For Valuation & Survey
to the Hon. Sir J. J. ...

Bohan Lal
ARCHITECTS & SURVEYOR
DUNDEE ROAD

